

## **\*2.4 ARCHITECT SELECTION FOR FIRE SAFETY BOND PROJECTS**

### **Authorization of City Manager to Execute a Contract with WLC Architects, Inc., in an Amount of \$1,215,000 for Comprehensive Design Services for Three New Fire Stations.**

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**Executive Summary:** Fremont voters passed a \$51 million Fire Safety Bond measure (Measure R) in November 2002 to retrofit seven fire stations, replace three fire stations with new facilities, and build a public safety training center. Staff completed a selection process for architectural and engineering services for the three new fire stations and recommends that the City Council authorize the City Manager to execute a comprehensive design contract with WLC Architects in an amount of \$1,215,000.

**BACKGROUND:** The three fire stations to be replaced as part of the Fire Safety Bond measure are Fire Station #8 (North Fremont), Fire Station #6 (Centerville), and Fire Station #2 (Niles). Fire Station #8 is located at 3723 Darwin Drive, a block east of Fremont Boulevard. Fire Station #6 is located at 37412 Fremont Boulevard near Peralta Boulevard and the train tracks in Centerville. Fire Station #2 is located at 37645 2<sup>nd</sup> Street near H Street in Niles.

These stations are deficient by modern fire station standards. They are seismically at risk to provide essential community services during and after a major earthquake and they are too small for the department's personnel, apparatus, and equipment. Whereas a modern fire station typically encompasses about 10,000 square feet, these stations range from 2,050 to 4,650 square feet. Fire Station #8 is a converted, single-family home that opened in 1971 as a temporary fire station. Fire Station #2 was built in 1952 for the Niles Volunteer Fire Department, prior to the City's incorporation. Fire Station #6 was also built for a volunteer crew, and now the station is the City's second busiest in terms of call volume. Staff studied the opportunities for improving the existing stations and concluded that it was more cost-effective, and preferred from a fire service standpoint, to build new stations. In July 2002, the City Council approved including three replacement fire stations as part of the Fire Safety Bond measure.

Since the passage of the Fire Safety Bond, staff has focused on designing the retrofit projects and pursuing land acquisitions for the new fire stations. The following table provides an update on implementation of the Fire Safety Bond program:

<b>Project:</b>	<b>Status:</b>
Bond Issuance	<ul style="list-style-type: none"> <li>First issue of \$10 million sold in July 2003. A second issue will be sold when needed.</li> </ul>
Fire Stations #4, 5, 9, and 10: <ul style="list-style-type: none"> <li>Seismic improvements and minor remodeling</li> <li>Solar panel installation at Fire Station #4</li> <li>Possible storage building with solar panel installation at #10 depending on final bids</li> </ul>	<ul style="list-style-type: none"> <li>Construction documents being prepared and scheduled to go out to bid in March.</li> <li>Projects collectively within original budget used for the Fire Bond measure.</li> <li>Construction on Fire Stations #4 and #9 scheduled to start in early summer, with construction on Fire Stations #5 and #10 to follow.</li> </ul>
Fire Station #7: <ul style="list-style-type: none"> <li>Seismic improvements and extensive remodeling</li> <li>Building expansion of approximately 3,400 square feet</li> <li>Extensive site improvements</li> <li>Additional storage building</li> </ul>	<ul style="list-style-type: none"> <li>Design development completed</li> <li>Construction documents scheduled to be completed and put out to bid by August</li> <li>Construction scheduled to start in fall</li> <li>Project within original budget used for Fire Bond Measure</li> </ul>
Fire Station #8: <ul style="list-style-type: none"> <li>New construction of a replacement fire station</li> </ul>	<ul style="list-style-type: none"> <li>One acre parcel acquired across from Brookvale Shopping Center</li> </ul>
Fire Station #6: <ul style="list-style-type: none"> <li>New construction of a replacement fire station</li> </ul>	<ul style="list-style-type: none"> <li>Environmental due diligence being completed on preferred site.</li> </ul>
Fire Station #2: <ul style="list-style-type: none"> <li>New construction of a replacement fire station</li> </ul>	<ul style="list-style-type: none"> <li>Preferred site is the existing fire station site, or possibly an expansion of the site depending on design and budget considerations</li> </ul>
Fire Station #1 and #3: <ul style="list-style-type: none"> <li>Seismic improvements and extensive remodeling</li> <li>Site improvements</li> <li>Possible building additions depending on budget</li> </ul>	<ul style="list-style-type: none"> <li>Design to begin in the summer of 2003</li> </ul>
Training Center: <ul style="list-style-type: none"> <li>New construction of classrooms, Fire training tower and other Fire training areas, and Police firing range</li> </ul>	<ul style="list-style-type: none"> <li>Regional partnerships and site options being explored</li> <li>City has option to acquire a two acre parcel at the end of Stevenson Boulevard for the training center</li> <li>Scheduled to be the last project designed and constructed</li> </ul>

To initiate the design process for the three replacement fire stations and assemble the expertise needed for the project, the City issued a Request for Qualifications (RFQ) for architectural and engineering services. The RFQ was widely disseminated and 26 firms responded. A selection panel comprised of representatives from Fire, Planning, and Engineering narrowed the list to eight teams. The final teams prepared project specific proposals, made presentations, and completed interviews with the staff panel.

Following the interviews staff discussed whether to engage a single firm for all three fire stations or recommend a separate firm for Fire Station @ 2 in Niles. Staff Decided to enter into contract negotiations with WLC Architects, Inc. for Stations 6 and 8 and a different firm for Station 2 due to the unique character of this station. However, staff recommends engaging WLC Architects, Inc. for all three stations. The complete design team includes:

- Architect: WLC Architects
- Structural Engineer: The Crosby Group
- Mechanical, Electrical and Plumbing Engineer: Glumac International
- Civil Engineer: MSL Engineering
- Landscape Architect: RJM Design Group
- Hardware Consultant: Architectural Hardware Services

The following summarizes the selection criteria and the recommended design team's qualifications:

<b>Selection criteria:</b>	<b>Qualifications of WLC Architects Team:</b>
License	<ul style="list-style-type: none"> <li>▪ Two licensed architects are on the project team.</li> </ul>
Fire station experience / qualifications	<ul style="list-style-type: none"> <li>▪ Over 30 fire station projects undertaken, with current fire station projects for Modesto, Merced, Gilroy, Los Angeles, San Diego and Rancho Cucamonga.</li> <li>▪ Proposed architects and project manager have been with the firm since 1986, and have worked on fire station projects together</li> <li>▪ All subconsultants have fire station experience and experience working together.</li> </ul>
Ability to work effectively with community, staff and public agency boards	<ul style="list-style-type: none"> <li>▪ Excellent references from jurisdictions that have recent experience with competing firms, including Modesto and Los Angeles</li> </ul>
Ability to meet project schedule and budget	<ul style="list-style-type: none"> <li>▪ Deep firm with 120 professionals</li> <li>▪ Cost estimating integrated into firm's practice</li> <li>▪ Project approach organized around meeting budget and being responsive to client</li> <li>▪ Excellent change order history, both in terms of total change orders and change orders attributable to document errors</li> <li>▪ Quality control manual developed from extensive fire station experience</li> </ul>
Ability to incorporate sustainable building features	<ul style="list-style-type: none"> <li>▪ Member of United States Green Building Council</li> <li>▪ Completed LEED certified projects (LEED is the leading standard for Green Buildings)</li> </ul>
Acceptance of City's standard terms and conditions	<ul style="list-style-type: none"> <li>▪ All terms accepted</li> </ul>
City of Fremont experience	<ul style="list-style-type: none"> <li>▪ None</li> </ul>

Based on WLC's qualifications, staff initiated negotiations with the firm. The scope of work comprehensively covers the design and development of the three new fire stations ending with construction and close out of the project. The total not-to-exceed fee of \$1,215,000 is comprised of \$1,090,000 for comprehensive design services, \$25,000 for pre-design study of the Niles site, and \$100,000 in contingency for unforeseen items. The estimated construction costs are approximately \$11 million (in year of construction costs) for all three stations and the design fee represents approximately 10% of estimated total construction cost, which is consistent with the original bond measure assumption and industry standards that range from 9-12%. The scope of work includes cost estimating services throughout the project. The City has also negotiated a no-fee redesign provision, by which the City can require the architect to redesign the project to budget if the construction bid exceeds the final budget by 5%.

**Next steps:** If the City Council approves the contract authorization for WLC Architects, staff would execute the contract and immediately issue a notice to proceed to begin work on the early design of all three stations. The goals over the next six months include:

- Evaluate existing Niles Fire Station site or possibly an expansion of the site as the replacement site, and develop a program for development based on design and cost considerations.
- Complete site acquisition for Fire Station #6.
- Engage the community in early design activities to surface and address neighborhood concerns on all three projects.
- Develop schematic development plans for all these projects once the final sites have been determined.
- Develop site-specific cost estimates for each project.

Staff will complete schematic design of all these fire stations in a more-or-less simultaneously fashion to realize efficiencies in common tasks and to better understand tradeoffs in the design of all three stations. At the conclusion of schematic design, staff will refine the overall project schedule and determine if the projects should continue progressing simultaneously or whether they should be phased in some manner. Staff will provide an update to the City Council in approximately six months time to report on the schematic design of all three stations and any revisions to the budget and schedule for design and development of the projects. Following the successful completion of schematic design phase staff will issue notice to proceed for design development and contract documents for each of the three stations.

**Project funding:** Funding for the design contract with WLC and the other anticipated costs of the project is available from the proceeds of the Fire Safety Bond. The original project budgets used for the Fire Safety Bond measure were:

<b>Budget Item (2002 Dollars)</b>	<b>Fire Station #2</b>	<b>Fire Station #6</b>	<b>Fire Station #8</b>
Land:	\$1,307,000	\$1,307,000	\$1,307,000
Hard Costs:	\$3,174,000	\$3,174,000	\$3,174,000
Soft Costs:	\$1,079,000	\$1,079,000	\$1,079,000
Project Contingencies:	\$317,000	\$317,000	\$317,000
Inflation Allowances:	\$985,000	\$720,000	\$985,000
<b>TOTAL:</b>	<b>\$6,862,00</b>	<b>\$6,597,00</b>	<b>\$6,862,00</b>

(Note: In addition to funds above, an overall Fire Bond contingency of approximately \$4.5 million was budgeted in the bond measure.)

These budgets will need to be adjusted up or down to reflect site-specific plans. For example, a larger project is contemplated for Centerville where there is greater demand for fire service and a smaller project is contemplated for Niles. However, all three projects will be developed to collectively stay within the budget parameters of the original Fire Bond Measure. As discussed above, staff will return to the City Council in approximately six months to provide an update on the projects, including proposed project budgets for each station.

**ENCLOSURE:** None.

**RECOMMENDATION:** Authorize City Manager to execute a contract with WLC Architects, Inc., for comprehensive design services in an amount of \$1,215,000. Appropriate funds from the Fire Safety Bond revenue fund (208) to the three Fire Bond projects as follows: Fire Station #2 PWC8549 (\$316,066); Fire Station #6 PWC8531 (\$508,868); Fire Station #8 PWC7838 (\$390,066).

